



Description of 79,612.5 square feet of land or 1.827 acres situated in VMS 4820, 4945 and 5207 in Pike Civil Township, Madison County, Ohio and is a portion of 33.00 acres carried as tax parcel # 15-00156.000 and the same appearing as aerial parcels 290 & 291 in the ownership of MAE ETTA THIERGARTNER of record in volume 296 at page 0068 and being within the perimeter of Tract III parcel 1 bounded and more particularly described as follows:

From a nail in the centerline of Lombard-Chuckery Road located on the boundary of Darby Township and Pike Township from which an existing township monument bears N 01 deg 40 min E 21.04 feet, then with the centerline of Lombard-Chuckery Road N 47 deg 00 min W 237.19 feet to the southeasterly corner of Tract III Parcel 1 from which a concrete square post bears N 35 deg 23 min E 20.42 feet; then continue with the centerline of Lombard-Chuckery Road # 29 N 47 deg 00 min W 255.60 feet to a set 3/4 inch stub pipe at the true point of beginning and is 5,006.04 feet southeasterly from the middle of State Route # 161;

Thence: Again with said Lombard-Chuckery Road # 29 N 47 deg 00 min 00 sec W 250.000 feet to a set 3/4 inch stub pipe;

Thence: Passing a capped 3/4 inch pipe set at 24.25 feet N 43 deg 00 min 00 sec E 318.450 feet to a set 3/4 inch capped pipe;

Thence: Parallel with said roadway S 47 deg 00 min 00 sec E 250.000 feet to a set 3/4 inch capped pipe;

Thence: S 43 deg 00 min 00 sec W ( passing a set 3/4 inch capped pipe at 293.650 feet ), a total distance of 318.450 feet to the true point of beginning.

Containing within said bounds 1.827 acres of land of which 6,250.0 square feet are within the 25 feet wide public roadway right of way along the frontage hereto.

Together with an easement for private subsurface drainage.

EASEMENT FORTY (40) FEET IN WIDTH: ( contained within said bounds is a 6 inch drain tile ) From the most northerly corner of the herein described 1.827 acres go N 43 deg 00 min 00 sec E 40.00 feet to a point; ( The northerly corner being called the true point of beginning. )

Thence: S 47 deg 00 min 00 sec E 250.000 feet to a point;

Thence: S 43 deg 00 min 00 sec W 40.00 feet to the northeasterly corner of said 1.827 acres;

Thence: Following the rear boundary thereof N 47 deg 00 min 00 sec W 250.000 feet to the beginning for this drainage easement description, being the northerly corner of aforesaid 1.827 acres.

Also the Grantee(s) is to be granted the rights to protect and maintain the existing 6 inch drain tile and the 12 inch drainage tile and hereafter the 15 inch drainage tile so long as it passes through the Grantor's Tract III Parcel 1. Said subsurface drainage tiles run in a northwesterly direction and then southwesterly therewith commencing at the westerly boundary limits of the above described 40 feet wide drainage easement.

The herein described 1.827 acres is described from a current field survey of the premises during July and August, 1995 by Rodger Irwin Baker PS # S-005539.

Bearings are based on Deed Volume 296 at Page 0068. Pipes set are 3/4 inch diameter with caps stamped R.I. Baker S-5539.

*Rodger Irwin Baker PS*

Rodger Irwin Baker PS # S-005539 August 21, 1995

1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119

